

February 12, 2004

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Growth and Environmental Management  
Development Review

Mr. David McDevitt  
Director of Development Services  
Growth Management Department  
3401 West Tharpe Street  
Tallahassee, FL 32303

RE: Request to Adjust the Boundary of the Village Center Overlay Map  
Tax ID No. 14-22-20-040-0000

Dear Mr. McDevitt:

On behalf of Phipps Holdings, Inc. (owner), please accept this letter as a formal request to amend the Bradfordville Sector Plan's Commercial Center Future Development Concept Map (Figure 12). The request is to specifically adjust the boundary of the Village Center designation to remove the above referenced parcel. A sketch and legal description of the subject parcel is attached for your use.

The Bradfordville Sector Plan was developed in mid-2000 and identified a series of regulations designed to forecast construction in the area known as "Bradfordville". The plan identified two overlay districts for commercial land uses, Commercial Overlay Zone 1 (CO-1) and Commercial/Mixed Use Overlay Zone 2 (CMUO-2). The CO-1 District was a more intense commercial zone while the CMUO-2 District was a lower intensity. Within the CO-1 District was a component named "Village Center" which was geographically in the center of the commercial district.

The concept for the "Village Center" was to produce a "...compact, pedestrian oriented Village Center of related neighborhood-serving commercial uses." A restriction on all "drive-through" uses was incorporated into the lands designated as village center, but not those remaining as CO-1. Prior to the adoption of these overlay districts the site was zoned as Bradfordville Commercial Auto-oriented (BC-1), which had no such restriction on drive-thru uses. Since the adoption of the Plan, new commercial development has resumed and several retail projects are in the process of local government review.

The current proposal for this site is to allow a bank with drive-thru facilities within the Village Center on the subject property. The request relies on several aspects of new development that is occurring in the Bradfordville Study plan area. First, the Publix Shopping Center within the heart of the "Village Center" has three drive-thru facilities (two banks and a dry cleaner). Second, the area adjacent to the proposed bank site is currently in permitting for a Target store, a large single commercial use. Third, there are 6 other existing commercial uses within CO-1 lands to the south and west that contain drive-thru facilities (Premier Bank, Super-Lube, Chevron, Capital City Bank, Circle K Convenience Store, Talquin Credit Union). Fourth, a proposed commercial shopping center (formerly the Lauder property) has been approved by Leon County to include two commercial land uses with drive-thru facilities.

Last, a strong pedestrian connection between the proposed bank site and the Target store will meet the intent of the "Village Center" by providing a system for pedestrian travel between the two uses. A third out-parcel will also be linked to these sites. Appropriate stacking and internal circulation will be contained within the bank out-parcel and will have no greater traffic impact than the site would yield without the drive-thru capacity.

If you should have any question regarding this request, please do not hesitate to contact me at 222-5678.

Sincerely,  
Moore Bass Consulting, Inc.



Thomas C. O'Steen

attachments